



Ref : 9446PJP

### Charming property with three guest rooms in a green setting

Area



Habitable : 223 m<sup>2</sup>



Usable : 307 m<sup>2</sup>



Land : 9 092 m<sup>2</sup>

586 000 €

**Luxurious residence for sale Lot.** Beautiful real estate complex of 220 m<sup>2</sup> with commercial activity of three guest rooms in the Lot on the plateaux of Quercy Blanc, in a green setting overlooking a 360° view, decorated with a pretty landscaped park and a fully equipped swimming pool. This farmhouse was renovated and extended with quality materials in the 2000s, preserving the architecture. Possibility to operate immediately without any work to be done.

#### IN SUMMARY

Rooms : 8  
Bedrooms : 5  
Bathrooms : 6

Swimming pool : yes  
Garage place : 2  
Parking space : 3  
Outbuildings : yes



Wood and Fuel



Adsl

**Advantages :** Countryside not isolated | Commercial activity

#### SERVICES



1st Shops : 10 mn



All shops : 10 mn



Health : 25 mn



Elementary : 5 mn

Middle School : 10 mn

High school : 25 mn



25 mn



35 mn



60 mn



75 mn

#### ENERGY INFORMATION

Consommation conventionnelle 197,00 kWh/m<sup>2</sup>.an

Estimation des émissions 33,00 kg éqCO<sub>2</sub>/m<sup>2</sup>.an



#### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS  
Tel +33 (0)5 65 35 63 32  
contact@maisonsetchateaux.com

## DESCRIPTION

Ground floor:

Covered terrace: 20 m<sup>2</sup> with original structure

Living room: 65 m<sup>2</sup> with wood stove

Kitchen: 23 m<sup>2</sup> equipped and furnished

Clearance / Corridor: 6.50 m<sup>2</sup> (6.50 m<sup>2</sup>)

Room 1: 11 m<sup>2</sup>: 11 m<sup>2</sup>.

Bathroom: 6 m<sup>2</sup>: 6 m<sup>2</sup>.

Bedroom 2: 30 m<sup>2</sup> (323 sq ft)

Shower room: 14 m<sup>2</sup>.

Laundry / boiler room: 28 m<sup>2</sup>.

Garden level:

Bedroom 3 en suite: 18 m<sup>2</sup> with independent entrance

Shower room: 5.50 m<sup>2</sup>.

Bedroom 4 en suite: 23 m<sup>2</sup> with independent entrance

Shower room: 4 m<sup>2</sup>.

Dependencies :

Garage; 40 m<sup>2</sup> for two cars

Bedroom 5 en suite: 18 m<sup>2</sup> with open shower room.

Pool house: 20 m<sup>2</sup> equipped with a summer kitchen, WC, shower.

Stone shed: 6 m<sup>2</sup> (6 sq. m.)

Outdoor :

Heated 10x5 swimming pool with solar shower and safety standards.

Automatic lighting throughout the garden.

Garden carefully arranged, a vegetable garden, an orchard.

A well with a pumping system

All the joineries are made of double-glazed wood, the stone floors are reconstituted in all the rooms, the walls and ceilings are insulated. The heating system is oil-fired with a condensing boiler supplying radiators.

This house is very comfortable, spacious and bright.

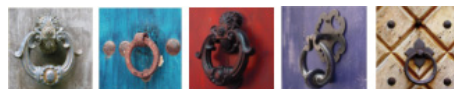
Are you interested ?



Marie

(+33) (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)



### Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

[contact@maisonsetchateaux.com](mailto:contact@maisonsetchateaux.com)